

**Town of Sunset Beach
Planning Board Meeting
August 7, 2014**

MINUTES

Members Present: Carol Santavicca, Chairwoman (Arrived at 9:14 am); Tom Vincenz, Vice-Chairman; Members Sybil Kesterson, and Al Seibert

Members absent: Members Noelle Kehrberg, Bob Tone and Len Steiner

Staff Present: Sandy Wood, UDO Administrator, and Randy Walters, Building Inspector/Secretary

Vice Chairman Vincenz called the meeting to order and called for draft agenda amendments.

Draft Agenda Changes

No amendments made.

Consideration of Minutes for Approval

The Board reviewed the July 17, 2014 and made a few grammatical amendments.

MEMBER SEIBERT MADE A MOTION TO APPROVE THE JULY 17, 2014 MINUTES AS AMENDED. MEMBER KESTERSON SECONDED THE MOTION. VICE-CHAIRMAN VINCENZ CALLED FOR A VOTE AND THE MOTION CARRIED BY 4 TO 0 VOTE.

UDO Administrator Report

Sidewalk/Bike Path Update

Wood advised that he has met with the commercial developer concerning the sidewalk installation from the roundabout to Station Trail and the developer is willing to partner with the Town monetarily for the sidewalk construction. Wood is awaiting construction bids to continue the negotiations between the developer and the Council.

Roundabout

The Town and NCDOT are in the final stage of the roundabout construction.

Park

Wood advised the Town, Withers & Ravenel (Park engineers) and CAMA are working to resolve a few issues in the buffer area before construction can continue. Wood advised that the Park walkway will join the roundabout sidewalk (in front of Bill's Seafood) that was extended to the edge of the park property by NCDOT.

Other Reports

Town Council Meeting

Vice-Chairman Vincenz advised that the UDO Amendment Index #2 was presented to Council during the August 4th Meeting for review and comments. UDO Amendment Index #3 is on the agenda for review today. The Council is expected to schedule a public hearing in October for UDO Amendment Index #2.

Town Council Work Session

No report.

Technical Review Committee

No Report

Old Business

Items for Consideration during this Meeting

Vision Plan Chapter 4 and Appendix 1, 2 & 3 Discussion for Conversion to Overlay District

The Board will be reviewing the Vision Plan Chapter 4 and Appendix 1, 2 & 3 to develop an overlay district to cover the area from the Highway 904/179 intersection along Sunset Blvd. North to the Intracoastal waterway during the August 21st Retreat.

Proposed UDO Amendments per Attached Index 3

- Article 6 Section 6.04 Table of Uses – Removal of Headers

During the July 17th meeting, Staff requested the Board to review the Headers titled Residential and Related Uses and Non-residential Uses for removal consideration as they are causing confusion.

MEMBER KESTERSON MADE A MOTION TO RECOMMEND TO COUNCIL THAT THE HEADERS BE REMOVED FROM THE TABLE OF USES. MEMBER SEIBERT SECONDED THE MOTION. CHAIRWOMAN SANTAVICCA CALLED FOR A VOTE AND THE MOTION CARRIED BY A 4 – 0 VOTE.

- Article 6 – Zoning Districts – Establish bedroom limitation for each district

Chairwoman Santavicca advised that in the past the individual septic systems approved by the Brunswick County Health Department dictated the number of bedroom allowed. However, the installation of the island sewer vacuum system now dictates the number of bedrooms allowed. Wood advised that the North Carolina General Assembly is reviewing zoning regulations and amendments are possible. Staff request the Board to table this item until the legislative amendments are finalized. The Board reached a consensus to table this for further review.

- Article 6 Section 6.06 (E) – MB-2 change title to Mainland Business District

Chairwoman Santavicca advised that the current title of MB-2 Mainland Mixed Use District causes confusion with the MUD District as the MUD District is not specified in Article 6.

MEMBER VINCENZ MADE A MOTION TO RECOMMEND TO COUNCIL THAT THE TITLE OF MB-2 BE CHANGED TO MAINLAND BUSINESS DISTRICT. MEMBER KESTERSON SECONDED THE MOTION. CHAIRWOMAN SANTAVICCA CALLED FOR A VOTE AND THE MOTION CARRIED BY A 4 TO 0 VOTE.

Proposed UDO Amendments per Attached Index 3 (Cont.)

- Article 6 Section 6.06 – Establish subsection N for the Mixed Use District (MUD)

Chairwoman Santavicca advised that the Mixed Use District (MUD) is not represented in Section 6.06 as a zoning district rather it is outlined in Appendix B. Staff recommends to establish Appendix B as Section 6.06 Subsection N titled Mixed Use District (MUD).

MEMBER KESTERSON MADE A MOTION TO RECOMMEND TO COUNCIL THAT SUBSECTION N BE ESTABLISHED AS THE MIXED USE DISTRICT (MUD). VICE-CHAIRMAN VINCENZ SECONDED THE MOTION. CHAIRWOMAN SANTAVICCA CALLED FOR A VOTE AND THE MOTION CARRIED BY A 4 – 0 VOTE.

- Article 6 Section 6.04 – Table of Uses add “PS” for Swimming Pools in all districts except MB-2.

The Board questioned Staff as to why they are not allow swimming pools in the MB-2 district which allows a hotel/motel or apartment building which might want a pool. The consensus of the Board was to also consider adding “PS” to the MB-2 district. Staff and the Board discussed adding swimming pools as a “PS” to the oceanfront and waterfront districts (BR1, CR1 and AF1) that are not permitted now. Chairwoman Santavicca recalled swimming pools not being allowed in those zones due to set back requirements, septic tank systems and public safety limitations in those areas. The Board discussed the economic impacts to the individual property owner and the Town in comparison with neighboring community properties where swimming pools are allowed on the oceanfront. Chairwoman Santavicca recognized Eddie Walters (who served on the Town Planning Board in the past) who advised that the Planning Board did recommend to the Council that swimming pools be allowed in all districts; however, the Council rejected the Planning Board recommendation and approved allowing swimming pools in all districts except BR1, CR1 and AF1. Councilwoman Scott added that the past Council voted against swimming pools on the oceanfront due to the lot size and density, the number of renters that occupy those houses, noise issues, lighting issues, environmental concerns, and because the majority of the island residents and property owners do not want swimming pools on the oceanfront. The Board reached a consensus to table this for further review.

Items to Be Considered During Future Meetings

Required Changes to UDO as to BOA

Wood advised the amendments will be distributed to the Board in September and a training session is being organized.

Height Measurement Method for Flood Plain

No report.

Noise Regulations

Information will be distributed during the September meeting for discussion.

Public Comments

Jan Harris 206 North Shore Drive – Complained that the agenda was difficult to follow; concerning swimming pools the agenda did specifically say that swimming pools was being discussed today; advised that CR-1 did not allow pools when developed about 10 years ago.

Charles Nern 647 Oyster Bay Drive – Property owners should be able to have pools if they want one; advised that noise is going to occur when large group gather regardless if in pool if not.

Eddie Walters Shoreline Drive West – Advised that professional cyclists are going to utilize the roadway not the sidewalks.

Nina Marable 502 North Shore Drive – Agreed that the agenda was not transparent that swimming pools were being discussed today. Suggested that the vacationers chose Sunset Beach because it is not Ocean Isle or Myrtle Beach.

Gerald Otteni 1401 West Main Street – Advised that his property is located 2 lots down from the only oceanfront lot with a pool and that noise is an issue and agreed with not allowing pools on the oceanfront.

Councilwoman Carol Scott distributed invitations to the September 26th Green Growth Toolbox Workshop to be held at Fire Station #1 located on Shoreline Drive West.

Al Seibert advised that his term has expired and this will be his last meeting. He thanked his fellow board members past and present. Councilwoman Scott thanked Mr. Seibert for his many years of service to the Town.

VICE-CHAIRMAN VINCENZ MADE A MOTION TO ADJOURN THE AUGUST 7, 2014 MEETING. MEMBER KESTERSON SECONDED THE MOTION. CHAIRWOMAN SANTAVICCA CALLED FOR A VOTE AND THE MOTION CARRIED BY A UNANIMOUS VOTE.

Town of Sunset Beach
Planning Board

Carol Santavicca, Chairwoman

Submitted by:

Lisa Anglin, Planning Board Secretary

*The August 7, 2014 minutes were recorded by Randy Walters and transcribed by Lisa Anglin.

*The August 7, 2014 minutes were approved by the Planning Board during the November 6, 2014 meeting.